

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Union County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,392,705**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 27			
% of Funds Committed	95.85 %	95.13 %	12	95.51 %	59	56	
% of Funds Disbursed	86.72 %	85.90 %	17	87.58 %	33	38	
Leveraging Ratio for Rental Activities	4.39	5.07	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	72.06 %	77.80 %	22	82.17 %	18	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.55 %	62.11 %	22	71.17 %	10	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.21 %	83.57 %	12	81.54 %	64	61	
% of 0-30% AMI Renters to All Renters***	49.32 %	45.20 %	13	45.68 %	57	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	96.19 %	100	100	
Overall Ranking:			In State:	16 / 27	Nationally:	32 37	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,684	\$28,202		\$27,510	438 Units	84.20 %	
Homebuyer Unit	\$16,324	\$17,461		\$15,239	68 Units	13.10 %	
Homeowner-Rehab Unit	\$19,230	\$15,837		\$20,932	14 Units	2.70 %	
TBRA Unit	\$0	\$8,053		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Union County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$132,887	\$93,570	\$19,231
State:*	\$108,911	\$97,945	\$17,568
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	43.2	4.4	50.0	0.0
Black/African American:	33.6	79.4	35.7	0.0
Asian:	1.8	1.5	7.1	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	17.4	14.7	7.1	0.0
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HOUSEHOLD SIZE:

1 Person:	67.4	10.3	14.3	0.0
2 Persons:	14.6	32.4	57.1	0.0
3 Persons:	7.5	33.8	0.0	0.0
4 Persons:	6.4	14.7	21.4	0.0
5 Persons:	3.0	4.4	0.0	0.0
6 Persons:	0.7	4.4	0.0	0.0
7 Persons:	0.2	0.0	7.1	0.0
8 or more Persons:	0.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.5	36.8	42.9	0.0
Elderly:	67.1	2.9	28.6	0.0
Related/Single Parent:	10.7	42.6	7.1	0.0
Related/Two Parent:	4.1	16.2	21.4	0.0
Other:	3.0	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	17.4	1.5 [#]
HOME TBRA:	2.7	
Other:	21.9	
No Assistance:	55.5	

of Section 504 Compliant Units / Completed Units Since 2001 194

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Union County Consortium

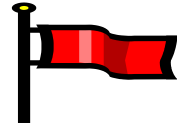
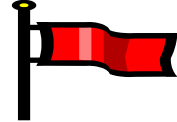
State: NJ

Group Rank: 32
 (Percentile)

State Rank: 16 / 27 PJs

Overall Rank: 37
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	72.06	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	45.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.24	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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